

Attachment 3
Revised Mitigation Measure 6-1
Staff Recommendation

Revised Mitigation Measure 6-1, Staff Recommendation

Mitigation Measure 6-1: In order to offset the construction emissions from development of the Proposed Project, the Applicant shall place in permanent protection no less than ~~248~~267.7 acres of woodland habitat. The 267.7 acres to be protected shall be identified from the eligible woodland habitat depicted in the map and spreadsheet attached to this measure. The area to be protected shall include a buffer of 30 feet from the edges of any areas to be cleared that would otherwise be eligible for preservation, as indicated on the map attached to this measure. All acreage designated for preservation shall be identified as such in a conservation easement with an accredited land trust organization such as the Land Trust of Napa County as the grantee, or other means of permanent protection. The conservation easement shall be prepared in a form acceptable to County Counsel and entered into and recorded with the Napa County Recorder's office prior to any ground disturbing activities, grading or vegetation removal, or within 12 months of project approval, or whichever occurs first.

Any request by the permittee for an extension of time to record the conservation easement shall be considered by the Planning Director and shall be submitted to Napa County prior to the 12 month deadline, and shall provide sufficient justification for the extension.

Land placed in protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat (including, but not limited to, conversion to other land uses such as agriculture, residential, or urban development, and excessive off-road vehicle use that increases erosion), and should otherwise be restricted by the existing goals and policies of Napa County.

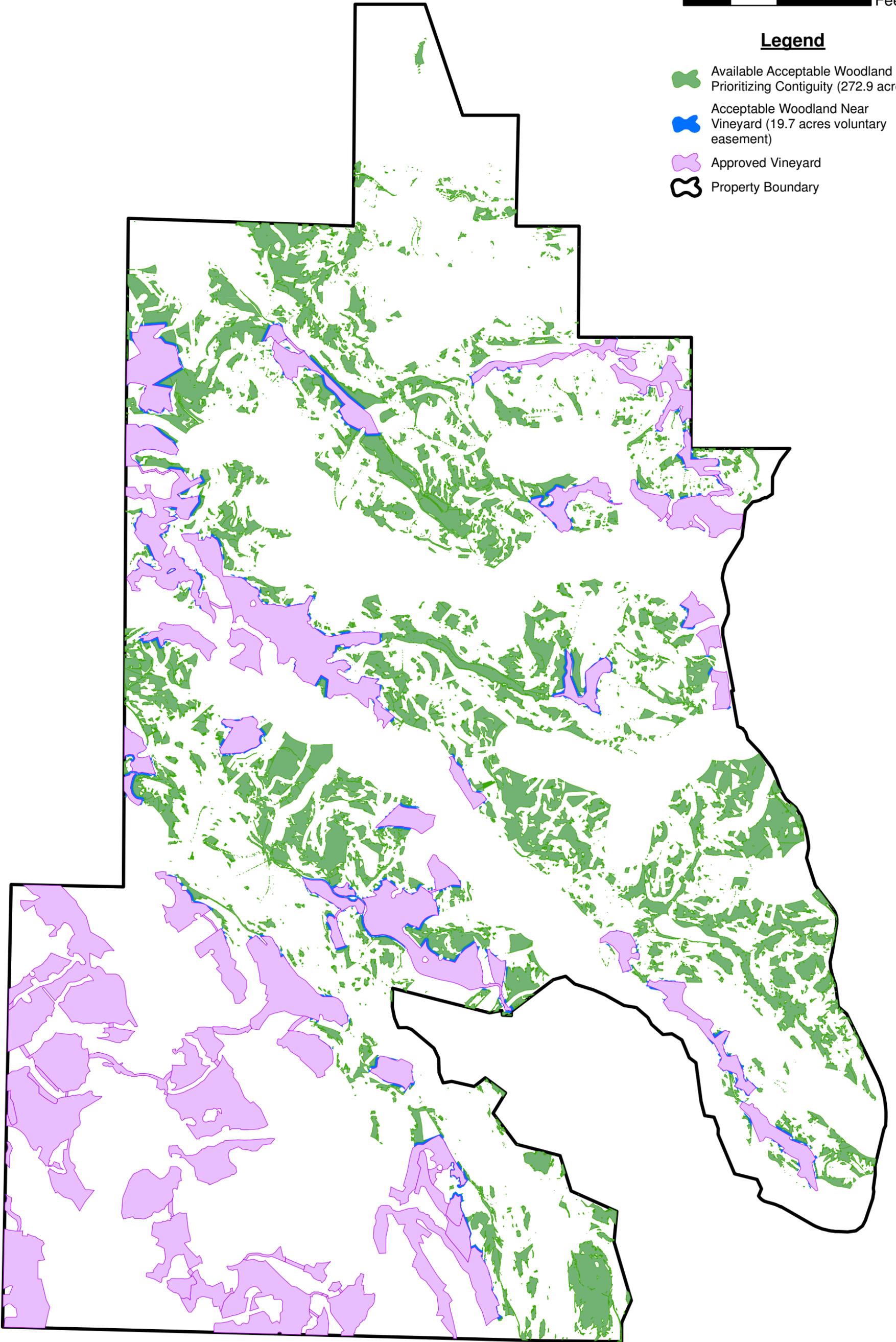
The Biological Resource Management Plan and MMRP shall be revised to incorporate the conservation easement required by this mitigation measure, including the map and spreadsheet attached hereto.



0 550 1,100 2,200 Feet

Legend

-  Available Acceptable Woodland Prioritizing Contiguity (272.9 acres)
-  Acceptable Woodland Near Vineyard (19.7 acres voluntary easement)
-  Approved Vineyard
-  Property Boundary



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| Label | APN | GHG Acceptable Woodland (acres) |
|----------------|-------------|---------------------------------|
| 1 | 032-120-028 | 2.6 |
| 2 | 032-480-007 | 2.9 |
| 3 | 032-480-008 | 5.5 |
| 4 | 032-480-011 | 8.5 |
| 5 | 032-480-012 | 0.0 |
| 6 | 032-480-013 | 7.9 |
| 7 | 032-480-014 | 10.7 |
| 8 | 032-480-015 | 17.5 |
| 9 | 032-480-016 | 9.0 |
| 10 | 032-480-017 | 10.1 |
| 11 | 032-480-018 | 13.1 |
| 12 | 032-480-019 | 2.8 |
| 13 | 032-480-020 | 7.1 |
| 14 | 032-480-021 | 14.9 |
| 15 | 032-480-022 | 21.5 |
| 16 | 032-480-023 | 3.1 |
| 17 | 032-480-024 | 16.6 |
| 18 | 032-480-027 | 10.5 |
| 19 | 032-480-028 | 11.8 |
| 20 | 032-490-004 | 9.1 |
| 21 | 032-490-005 | 8.7 |
| 22 | 032-490-006 | 14.0 |
| 23 | 032-490-008 | 7.5 |
| 24 | 032-490-009 | 9.9 |
| 25 | 032-490-010 | 14.3 |
| 26 | 032-490-011 | 2.0 |
| 27 | 032-490-012 | 0.0 |
| 28 | 032-490-013 | 0.0 |
| 29 | 032-490-014 | 0.6 |
| 30 | 032-490-015 | 0.0 |
| 31 | 032-490-016 | 0.0 |
| 32 | 032-490-017 | 5.8 |
| 33 | 032-490-018 | 21.7 |
| 34 | 032-490-019 | 17.6 |
| 35 | 032-490-020 | 3.2 |
| N/A* | N/A | 2.1 |
| Total (acres): | | 292.6 |

*Note: Due to differences in GIS data for the internal parcel splits and outer property boundary, there are 2.1 acres of acceptable woodland within the surveyed outer property boundary that are not accounted for in the breakdown of individual parcels.

Proposed Conditions of Approval

Condition of Approval 20

The County shall retain, at the permittee's expense, a consultant to verify the suitability of the woodland habitat serving as mitigation for the Project's GHG emissions. The consultant shall be selected by the County and shall serve at the County's direction.

The consultant shall meet the County's standards for persons qualified to perform biological surveys under the County's adopted "Guidelines for Preparing Biological Resources Reconnaissance Surveys (Appendix B, Erosion Control Plan (ECP) Review Application Packet for General Land Clearing & Agricultural Projects) (August 2016)." In addition, the consultant shall have demonstrated expertise and experience working with GIS mapping of landscapes in the region. Specifically, using the survey work and GIS mapping prepared by the County during the CEQA process for the Project, the consultant shall have sufficient demonstrable expertise to verify that the conservation easement addressing GHG emissions meets the following criteria:

- 267.7 acres mapped as woodland habitat;
- Not within areas to be cleared as part of the project;
- Not located in the Milliken Reservoir watershed;
- Mapped as having a slope of 30 percent or less;
- Not within areas mapped as wetlands or riparian corridors, or within setbacks to such features required by County Code; and
- Not within areas that are subject to conservation under the adopted Biological Resource Management Plan ("BRMP").

The consultant shall be available to County Counsel in its review and approval of the conservation easement addressing the protection of woodland habitat as GHG mitigation.

Condition of Approval 21

With respect to the 267.7 acres of woodland habitat protected under Mitigation Measure 6-1, the permittee shall provide an endowment to the accredited land trust that is sufficient to ensure that the conservation easement is monitored, enforced, and defended in perpetuity. The amount of the endowment shall be calculated using the Center for Natural Land Management's Property Analysis Record software, or an equivalent methodology if preferred by the land trust and accepted by the Land Trust Alliance, which provides for the systematic and objective determination of the amount of the endowment in light of the conservation values to be protected by the easement. The record showing how the amount of the endowment was calculated shall be provided to County Counsel as part of its review of the conservation easement required by BRMP section 6.1.